

2/09 BOARD REVISES ITS FAQs CONCERNING SUPERVISING APPRAISERS/ TRAINEES. At its February 19th meeting, the Board revised its FAQs concerning supervising appraisers and trainees. The revisions were made to be consistent with Substantive Policy Statement #5, Guidelines for Evaluating Experience from a Licensed or a Certified Residential Appraiser Working toward a New Classification adopted by the Board at its 1/15/09 meeting. The following FAQs were revised:

2. If an appraiser is a licensed/certified appraiser and signs an appraisal with supervision of another licensed/certified appraiser, is he considered a trainee?

ANSWER: Yes. "Trainee" is defined in the rules as "an individual who is being taught to become a state licensed or certified appraiser under the direct supervision of a supervising appraiser." This also applies to any current state licensed or certified residential appraiser who is working toward a new classification (i.e., licensed to certified residential or certified general; or certified residential to certified general). The experience must appear on your experience log and any appraisal logged on the experience log must include the assistance you provided. See question 3—who can sign an appraisal? **(NOTE: Pursuant to Substantive Policy Statement #5, Guidelines for Evaluating Experience from a Licensed or a Certified Residential Appraiser Working Toward a New Classification adopted by the Board 1/15/09, a licensed/certified appraiser working toward a new classification must work under a supervising appraiser commencing 4/1/09.)**

6. If a licensed appraiser wants to become a certified appraiser, but has not met his four years of licensed experience, will the licensed appraiser need to be supervised by a four-year certified appraiser?

ANSWER: ~~No. A licensed appraiser does not need to be supervised by a certified appraiser as long as the licensed appraiser does not prepare appraisals that exceed the license scope of work. Refer to the Arizona Real Property Appraiser Classifications under Licensing on the Board's website.~~ The licensed appraiser must be supervised by a supervising appraiser. See #2, above. The supervising appraiser must be a "practicing appraiser" in good standing with a minimum of four years of experience within the last four years as a state licensed (prior to 1/1/08) or state certified appraiser.

A copy of the entire supervising appraiser/trainee FAQs is available on the Board's website under Supervising Appraisers/Trainees and F.A.Q.'s.